**07/01/2025**

# NEW DWELLING adjacent to BRYN Y GROES FARM, LLANGOLLEN, LL20 7BU

## Agricultural Appraisal

### *The Existing Business*

Bryn-y-Groes Farm is a long established, multi-generation, family owned and run farm that has been in the family since the 1800's.

It is operated by father, mother and son (3 full-time workers) with the son's partner being a part-time worker (1). The father and mother have been farming Bryn-y-Groes farm for 28 years, with the father's parents having farmed there for over 60 years prior, and multiple generations having farmed there previously to them. The son has been working full-time on the farm since finishing secondary education, and the son's partner has been contributing on a part-time basis for the past eight years.

The farm comprises approximately 630 acres, including owned land and rented land. Across the acreage, the farm runs a flock of around 1800 sheep which are lambed each year between February and May, all housed indoors after scanning in January until they have lambed. Additionally, the farm purchases, on average, 400+ store lambs annually to fatten and sell on. As well as the flock of ewes, the farm purchases weanling cattle at around 4-5 months and rears them to around 15-20 months, at which point they will be sold on as store cattle, as well as running a herd of suckler cows that are calved between April and September each year. Currently, the farm facilitates around 60 cattle, including all store cattle, suckler cows and calves.

Feed and bedding for the ewes, lambs and cattle is home-grown where possible, totaling approximately 150 acres of silage, 10 acres of arable silage and 45 acres of combined corn (producing both straw for bedding and barley for feeding) on an average year.

The majority of all tractor work involved with producing the above is undertaken in-house by the family

All the daily livestock caring duties and tasks associated with caring for ewes, lambs and cattle, are carried out in-house by the family

The father, mother and son, who all currently reside in the farmhouse at Bryn-y-Groes, all share the daily duties of running the farm. All livestock caring duties, such as feeding, bedding, stock checks as well as all welfare tasks, such as shearing, tailing and dosing, are carried out by all three staff members as a team effort. The father and son carry out the tractor and machinery work required. During busier times where the father and son are both tied up with machinery jobs, the mother will carry out the necessary daily livestock tasks, such as stock checks and feeding.

The son's partner, who is employed in the agricultural sector and currently resides approximately 35-40 minutes from Bryn-y-Groes, is available on a part-time basis to fill in as and when required to help with large livestock tasks (e.g. shearing) or to help the mother with necessary tasks when the father and son are busy with machinery. The son's partner also takes annual leave from their job for lambing every year to allow an extra pair of hands on a full-time basis during the busiest time of the year.

During lambing time, all four members of staff are required on-farm 24/7 to perform all welfare and management tasks required to ensure a successful lambing.

*Justification*

The current living accommodation on site is the main farmhouse, which is a 3 bedroom dwelling suitable for a single household.

The proposed new dwelling is required to provide private living accommodation for the son and his partner as a separate household, and in the future facilitate the potential to raise a family, but whilst also allowing 24/7 access to the farm without the need to travel, ensuring continuation of family business alongside the parents remaining living in farmhouse.

This is particularly important to attend to all livestock duties throughout the winter months without compromising welfare due to the nature of the climate at Bryn-y-Groes. During winter months, despite appropriate insulation being installed to prevent it, severe cold weather causes freezing of water troughs of the sheep and cattle housed indoors. This issue regularly requires attention during the night to prevent complete freezing of water sources and the welfare implications for the animals that may follow. It is important for a dwelling to be within walking distance of the farm, as during the winter road conditions are regularly icy overnight and as the location is relatively remote, the local roads that would be required to be driven in order to attend to livestock, in such cases as mentioned above, are not gritted and are therefore considered unsafe to be driven. Additionally, when snow falls a similar predicament to the above occurs, as roads are not gritted and are only snow-ploughed occasionally, the farm does become inaccessible by vehicle, and without all staff being situated with adequate access, this could present serious welfare issues for livestock.

Contrastingly, during the summer months, although road access doesn't present an issue, being situated near to the farm is still necessary. With animals being housed outside and warm temperatures, water is a crucial part of that. Some of the fields that are grazed do not have access to mains water, and therefore water bowsers have to be filled and transported manually to certain fields, which on very hot days could be required multiple times a day, including in early morning and late at night. This would be a great inconvenience should workers have to reside away from the farm, especially during busy summer periods where both the father and son will both be tied-up with tractor work and the mother and son's partner (who currently resides a fair distance away) would both be required to ensure all livestock have access to water.

Additionally to the above, between February and September the farm is constantly busy lambing sheep and calving cows, requiring a lot of hands-on welfare duties that require multiple workers at all times. Throughout this time period, especially, it is crucial that livestock are checked 24/7, which includes checks and necessary intervention all throughout the night. Should a ewe or a cow require attention during lambing or calving, an immediate response is needed to ensure the welfare of both the mother and offspring, hence the necessity for a dwelling near to the farm to minimise any delays in intervention. Should any of the workers require to travel to the farm at such emergencies, this could lead to the death of the offspring and/or mother, but could also cause injury to other workers should they attempt to deal with the situation without adequate support in order to try to minimise welfare issues.

Similarly to lambing and calving, to maximise welfare of the animals it important that all staff are situated nearby to the farm for other livestock emergencies. Some examples of such may include escaped animals, which could impact and/or cause injury to the public should they not be dealt with immediately, ill or sick animals who require immediate treatment but may require more than one worker to administer such treatment and the potential for livestock worrying due to being situated in a rural area with a large number of dog walkers, for which it would be imperative that the workers were situated nearby to attend to any reports of such imminently and deal with it to reduce the impact on the animals.

Furthermore, from a health and safety perspective it is important that when working with both livestock and machinery, more than one person be on-farm at any one time. With a dwelling nearby, this would increase the ability for workers to fluctuate between carrying out household responsibilities and assisting other workers in tasks that they would otherwise attempt to do alone due to other workers not being around. A sole example of a situation that would benefit strongly from a nearby dwelling would be grazing changeovers for cattle, as these are necessary for their health and welfare and having all workers situated nearby to the farm would reduce health and safety risks to workers whilst moving cattle, but would also majorly reduce any impact to the greater public as cattle could be moved at a time of day where roads are quieter and members of the public less likely to be in the vicinity. If workers did not reside nearby, this would be more difficult to arrange around other commitments.

## *Labour Calculations*

The below labour calculations have been calculated based on current figures using the Standard Man Days Calculation from the 2024 54th Edition of the John Nix Pocketbook For Farm Management (*Section IV.3, Page 207).*
Acreage has been converted to hectares based on calculation of 1 acre = 0.41 hectares

**Standard Man Day (SMD) Requirements – Crops/Land**

| Crop | Hectares | SMD/Hectare | SMD Requirements |
|---|---|---|---|
| Grass Silage | | | |
| - one cut | 49.2 | 1.60 | 78.72 |
| - two cuts | 12.3 | 2.80 | 34.44 |
| - re-seeding | 12.3 | 0.6 | 7.38 |
| Total | 61.5 | | 120.54 |
| Arable silage (Spring Barley) | 4.1 | 1.15 | 4.715 |
| Combined Corn (Spring Barley) inc. straw harvested | 18.45 | 1.75 | 32.2875 |
| Grazing Only | 133.25 | 0.4 | 53.3 |

**Standard Man Day (SMD) Requirements – Livestock**

| Livestock | Number Owned | SMD/Head | SMD Requirements |
|---|---|---|---|
| *Cattle* | | | |
| Beef cows inc. calves *(single suckler, upland)* | 10 | 1.68 | 16.8 |
| Suckler bred stores *(finishing)* | 10 | 1.10 | 11.0 |
| Cereal Beef *(0-12 months)* | 30 | 1.90 | 57 |
| 18-months beef *(finishing)* | 20 | 1.60 | 32 |
| *Sheep* | | | |
| Ewes *(upland)* | 600 | 0.45 | 270 |
| Rams *(upland)* | 30 | 0.5 | 15 |
| Store Lambs *(Winter finishing)* | | | |
| - Bred on-farm | 1200 | 0.3 | 360 |
| - Purchased in | 400 *(minimum)* | 0.3 | 120 |
| Total | 1600 | | 480 |

**Total Labour Calculations for Bryn-y-Groes Farm**

| Category | Total Hectares/Numbers | Total SMD Requirements *(rounded to 2 decimal places)* |
|---|---|---|
| Crops | 217.3 - Hectares | 210.84 |
| Livestock | 2300 - Total Animals | 881.80 |
| *Initial Total* | | *1092.64* |
| General Maintenance, Repairs & Management | Recommended at 15% | 163.90 |
| **Final Combined Total** | | **1256.54 SMDs** |
| **Full-time Worker Requirement** | | **4.57** |

As can be seen in the above labour calculations, the current operations at Bryn-y-Groes Farm require 4.57 full-time workers. Currently there are 3 full-time workers and 1 part-time worker, hence evidencing how the current workers are majorly stretched to fulfil the demands of the business to ensure sufficient crop production but also ensuring the health and welfare of all livestock on-farm. These calculations further support points made in the 'Justification' section of this appraisal when arguing a case for the need of the current part-time worker to be located on-site in order to increase their input in the daily tasks on the farm.

The labour calculations above provide evidence that at the current stocking levels and acreage, the farm is currently operating at staff levels below what is recommended, based on standard man days (SMDs).

The current operation warrants a new dwelling to cater for the son and his partner's roles within the farm and needing to be on-site for those requirements.

## *Future Changes*

The farm has just recently signed a 15-year agricultural tenancy agreement on a 100 acre (41 hectare) plot of land, and therefore the business is currently considering the process of increasing stock numbers to ensure profitability of the new land.

Although still under consideration, the current thinking would be increasing the number of sheep to approximately 2100, the number of cattle to approximately 80 and the number of store lambs purchased annually would also increase due to this increase in acreage.

The anticipated timescale for all of the changes detailed above to be in place would be expected by the end of 2025.

The SMD requirements would increase further as a result of the additional acreage and livestock numbers (see estimation below).

SMD Calculations – additional 100 acres / 41 hectares + additional livestock numbers

| Crop/Livestock | Hectares/Number Owned | SMD/Hectare or SMD/Head | SMD Requirements |
|---|---|---|---|
| Grass | | | |
| - grazing | 40 *(hectares)* | 0.4 *(per hectare)* | 16 |
| Cattle | | | |
| Cereal Beef | 10 *(head)* | 1.90 *(per head)* | 19 |
| 18-months beef | 10 *(head)* | 1.60 *(per head)* | 16 |
| Sheep | | | |
| Ewes (upland) | 300 *(head)* | 0.45 *(per head)* | 135 |
| | | **Total** | **186** |
| | | | *186 SMD - equivalent to an additional 0.68 of a full-time worker* |

*Please note, proposed increases in store lamb numbers have not been included within the above estimations as it is difficult to predict the estimated numbers likely to be purchased as this is very dependent upon many financial factors within the sector, such as lamb trade price and costs such as feed prices. Additional maintenance requirements have also not been included, and so the SMDs required will almost definitely be higher than estimated above.*

This evidences the necessity of the son's partner increasing their input into the daily running of the farm and to take on greater responsibility in the welfare of the livestock to ensure that all necessary daily tasks are carried out both time-efficiently but also safely.

This would only be realistically viable should there be a suitable dwelling available on-site.

Therefore, the proposed changes to increase livestock and hence provide operational and financial security for the business are somewhat dependent on a new dwelling to cater for the needs of the farm and its staff.

Hence, should the proposed dwelling be unsuccessful in the application process, the potential proposed changes mentioned above will almost definitely be negatively impacted, as it would prevent sufficient staffing levels required for the potential increases in stock numbers

However, we would reiterate that the current farm operations warrant a new dwelling to cater for the son and his partner's roles within the farm and needing to be on-site for those requirements.

*Financial Test*

Please see attached a letter from the farm's accountant in relation to the finances of the business.

As previously mentioned, the farm has been in business for multiple generations with both the previous farmers (father's parents) and the current farmers (father, mother, son and son's partner) having been associated with the accountants at Xeinadin. Hence, the accountants have a vast and extensive understanding and knowledge of the past and current business finances, and can provide assurance that the business is both currently profitably operational and foreseeably profitable enough to sustain the future of the farming business.

Additionally, it would be unrealistic to have considered the proposed future changes to the business should the business not be deemed as financially secure.

xeinadin

**To Whom it May Concern**

8 November 2024

Dear Sirs

**RE & SM Lewis**

We are engaged as the external accountants and tax advisors for the above named client, and have been for many years.

We can confirm that the above named client are active farming clients and can not foresee any reason why the business will not continue to be a viable business for at least the next 5 years.

If we can assist further please do not hesitate to contact us.

Yours faithfully

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The titles Partner and Director refer to employees of similar professional standing. A list of statutory directors can be found at the registered office.
Xeinadin Group Limited and its subsidiaries are authorised and regulated by the Institute of Chartered Accountants in England and Wales.

*The Land Holding*

The following maps indicate all land compromising the unit.

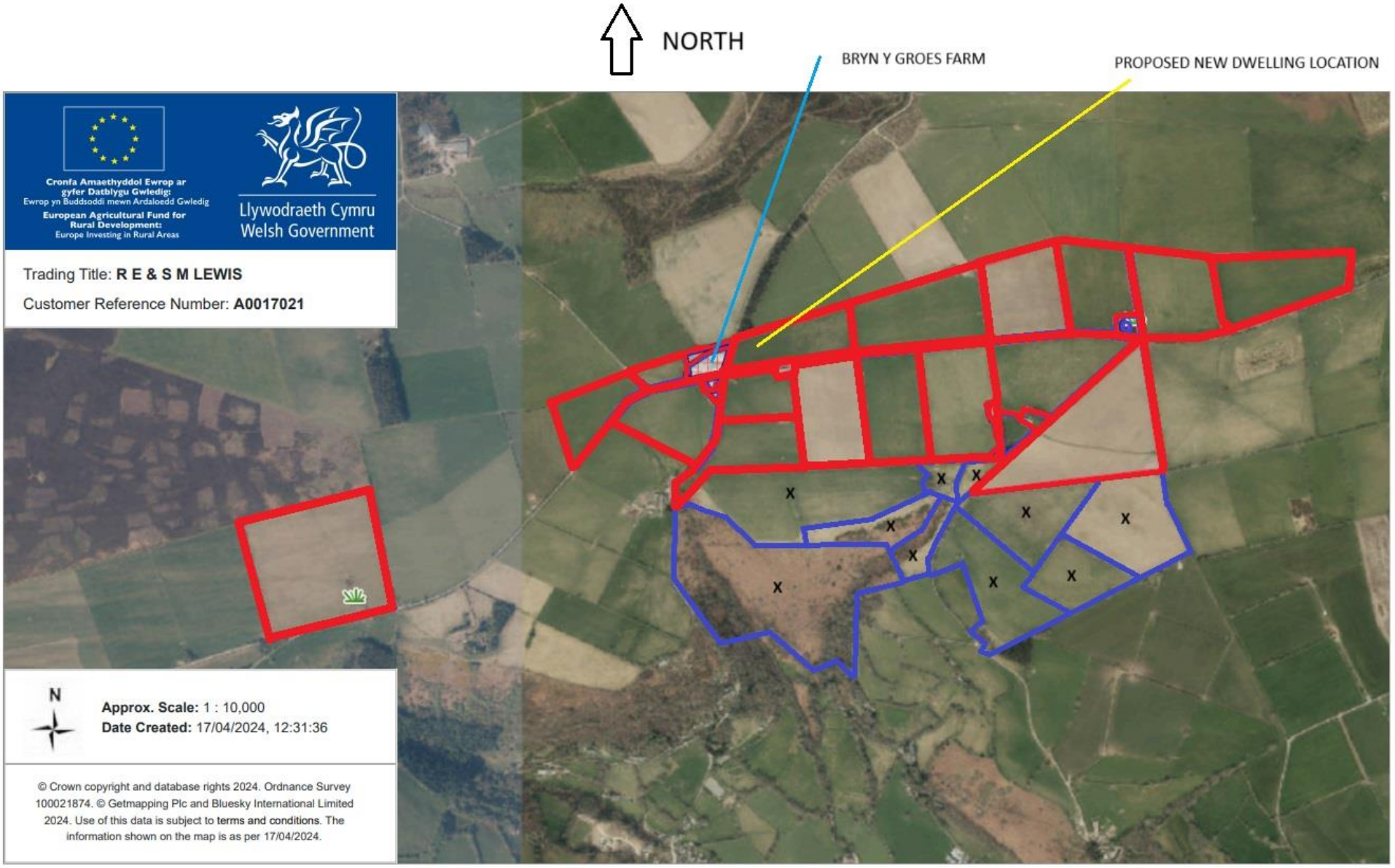
Land in the applicant's ownership are **outlined in red** – totaling 178 acres owned land.

Land within an agricultural tenancy (rented) are **outlined in blue** – totaling 452 acres rented.

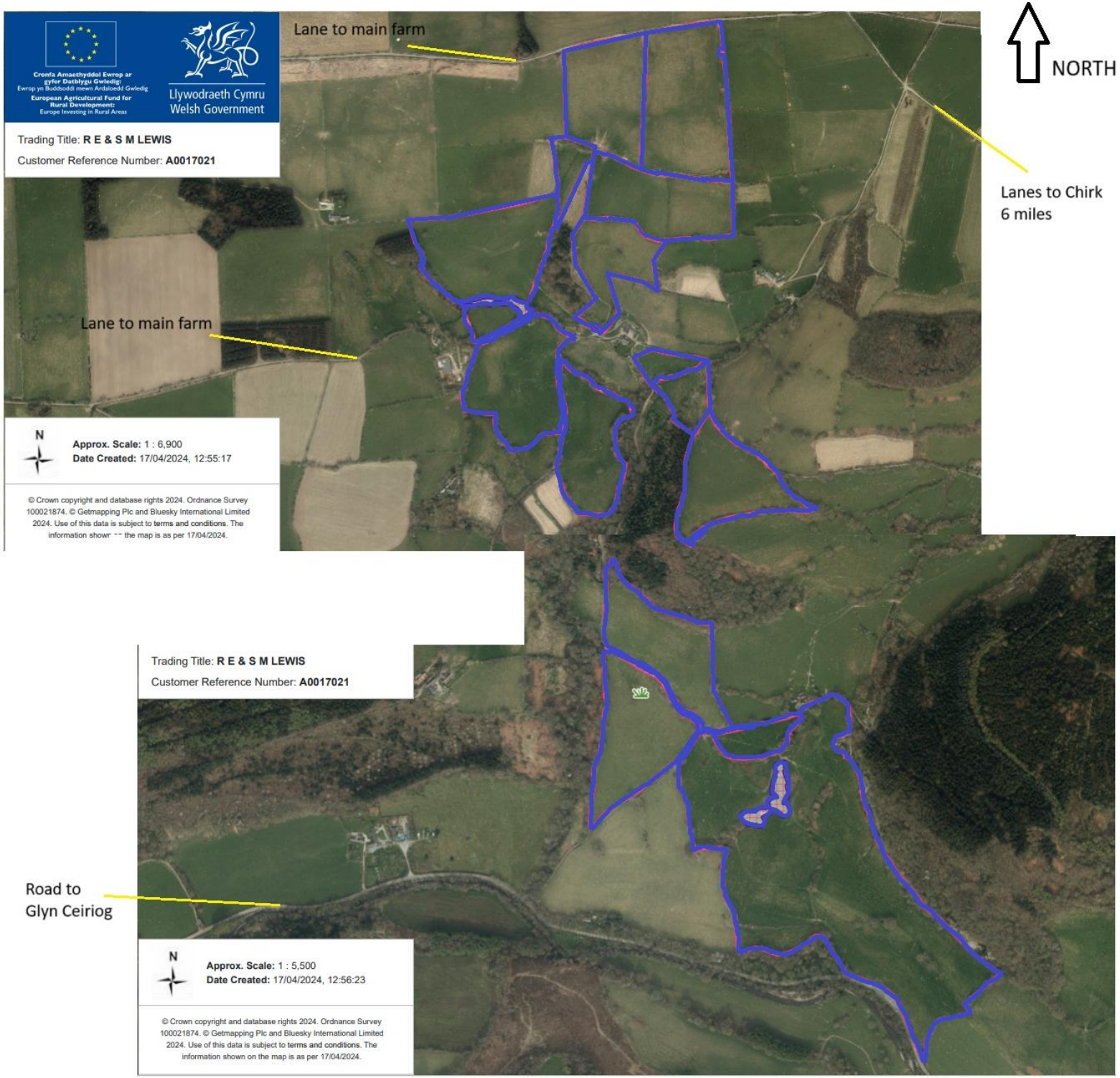
All land that is rented is done so on a lifetime agricultural tenancy agreement except for areas designated by an 'X' on the below maps, which is the 100 acres of new land that is held on a 15-year agricultural tenancy agreement.

No land is rented on any short-term agricultural tenancy agreements.

*(Hatched areas (purple/red) are wooded areas/rough areas)*




GLYN CEIRIOG


Cronfa Amaethyddol Ewrop ar gyfer Datblygu Gwledig: Ewrop yn Buddsoddi mewn Ardaloedd Gwledig
European Agricultural Fund for Rural Development: Europe Investing in Rural Areas
Llywodraeth Cymru
Welsh Government
Trading Title: R E & S M LEWIS
Customer Reference Number: A0017021
Lane to main farm
NORTH
Lanes to Chirk
6 miles
Lane to main farm
N
Approx. Scale: 1 : 6,900
Date Created: 17/04/2024, 12:55:17
© Crown copyright and database rights 2024. Ordnance Survey 100021874. © Getmapping Plc and Bluesky International Limited 2024. Use of this data is subject to terms and conditions. The information shown on the map is as per 17/04/2024.
Trading Title: R E & S M LEWIS
Customer Reference Number: A0017021
Road to
Glyn Ceiriog
N
Approx. Scale: 1 : 5,500
Date Created: 17/04/2024, 12:56:23
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NORTH

Llangollen




Road from main farm (Allt y Gwernant)

*Existing Dwellings*

The applicants only own one existing dwelling which is the farmhouse at Bryn-y-Groes, which is a 3 bedroom dwelling suitable for a single household.

As noted above, currently the mother, father and son reside here.

However, this accommodation does not meet the needs of the current circumstances as the son and his partner are at a stage in their relationship where they are looking to live together in the privacy of their own home, rather than residing within the family home, and with the future thoughts of raising their own family.

There is no possibility of the son and his partner to live within the family home without sharing kitchen, dining, living and bathroom facilities with the mother and father.

It would not be practical for the son and partner to live at the partner's current residence due to the same living arrangements as above, and with the additional consideration of a 35-40 minute drive to and from the farm, which as discussed above would severely impact the running of the farm and most importantly would impact the welfare of the stock.

No dwellings have previously been permitted for an essential worker in connection with this unit, and no dwellings have previously been sold.

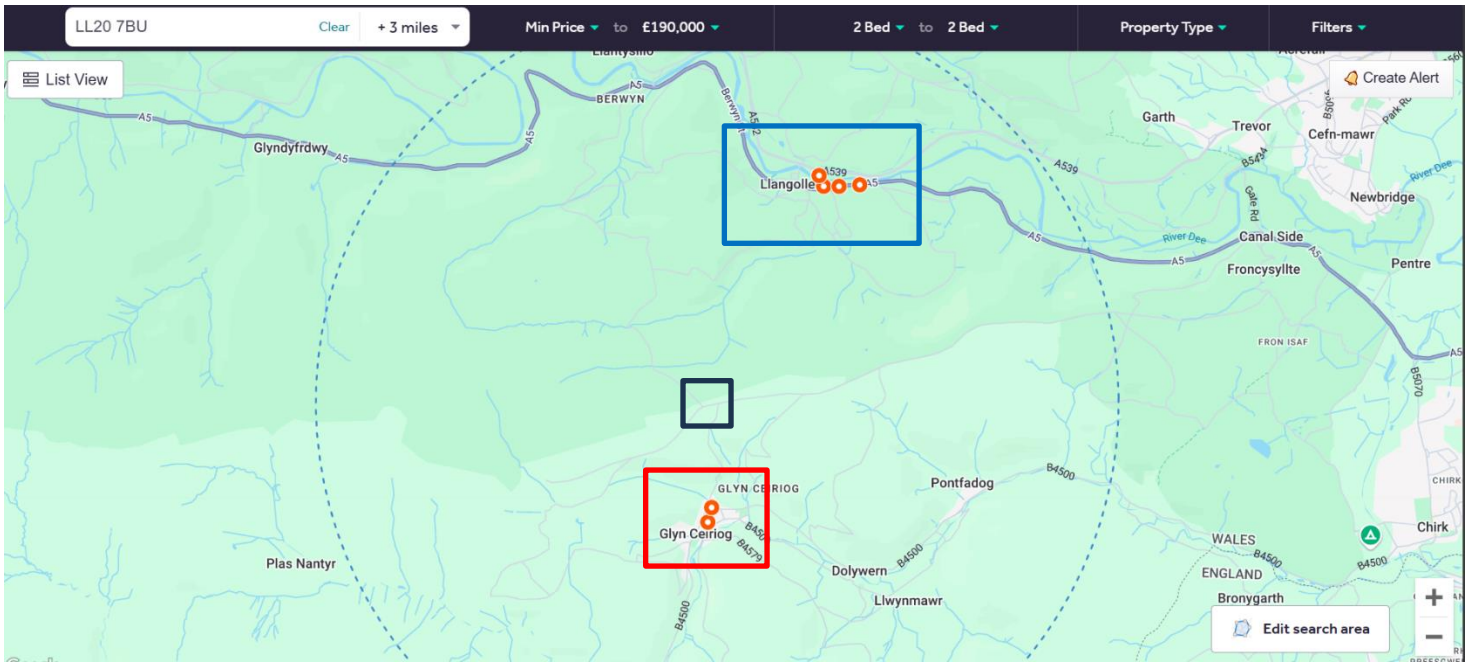
## *Other Local Properties*

The possibility of purchasing existing properties within the locality has proved unsuccessful, with the only available properties in recent years being situated unsuitably in terms of allowing 24/7 access to the farm, on an all-year-round basis, when considering weather conditions and other factors discussed within this appraisal.

The most recently sold properties locally have been within Llangollen itself, with the only access to the farm from that area being a large, steep lane, which during the winter is regularly deemed unfit for travel due to icy conditions.

No properties in the immediate area have been available to purchase, and nor does there seem any anticipated sales of any properties in suitable range of Bryn-y-Groes to allow the required functionality of the farm.

A simple RightMove search (www.rightmove.co.uk) spanning a 3-mile-radius of Bryn-y-Groes Farm, LL20 7BU, with a filter of £190,000 maximum price and 2 beds provided the below results (carried out on 05/12/2024).




The search brought only 6 results and it could be argued that all properties can be deemed as unsuitable due to travel issues to the farm. Bryn-y-Groes Farm is denoted by the **black square**. Properties located within Glyn Ceiriog are denoted by the **red square**. Properties located within Llangollen are denoted by the **blue square**.

To access the farm from properties within the red square, travel would be possible via two routes; road named 'Church Hill' direct from Glyn Ceiriog, or via a series of unnamed single track lanes via Pontfadog. Both routes are notoriously steep, winding single track roads, which in the winter months are very often unpassable due to icy conditions. This would cause serious welfare issues for all livestock housed at Bryn-y-Groes farm should the farm be inaccessible by the son and his partner from their home due to road conditions.

Similarly to the above, the same issue would arise should the son and his partner reside in Llangollen (blue square), as the farm would be solely accessible via road 'Allt y Gwernant', which again is infamously and regularly impassable during winter months, subsequently impacting livestock welfare.

Please note: £190,000 filter was applied in the search to ensure that listings were of a price deemed 'affordable' to a couple both employed as agricultural workers based upon the following criteria:

1. Earning a B4 – Agricultural Worker (23 years+) salary in Wales (£21,780.72 per annum, each) as outlined in the 2024 54th Edition of the John Nix Pocketbook For Farm Management (*Section IV.3, Page 189).*
2. Result of a simple mortgage calculation by online service by NatWest, with a standard 10% deposit and a 20-year mortgage term (https://www.natwest.com/mortgages/mortgage-calculators/how-much-can-i-borrow.html)

## *Other Buildings on Holding*

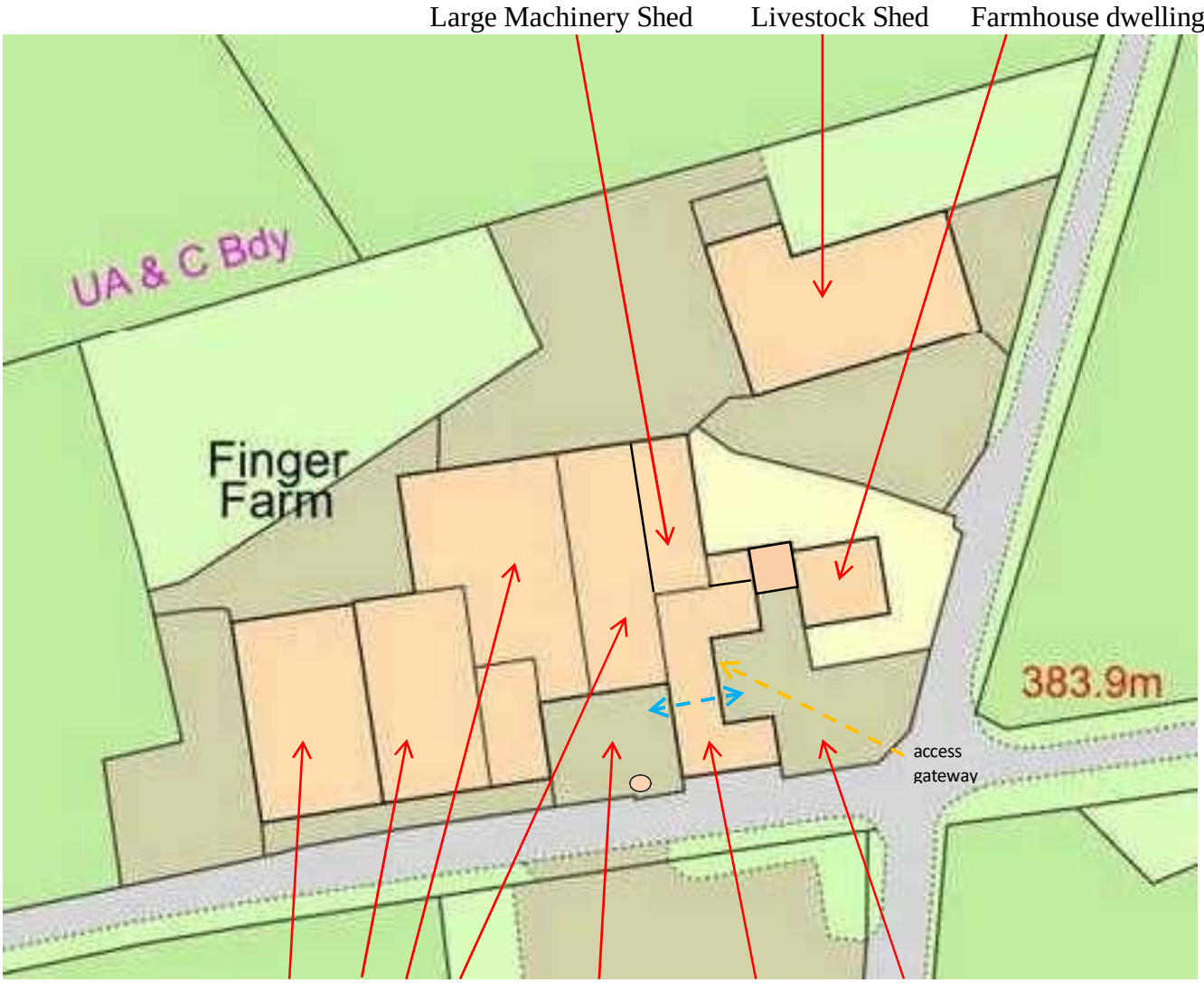
All the farm buildings are currently in use for farm operations – being fully utilised through the farming seasons for housing cattle, sheep & lambing; storage of feedstock and bedding; storage of tractors, machinery and equipment; and operational needs of the farm.

The stone barn building houses a workshop for onsite repair of farm equipment and storage of smaller machinery (e.g. quad bike); storage of tools, equipment, materials and supplies; changing & drying area for working overclothes; main water storage tanks for livestock; and also ancillary use for the farmhouse dwelling. It is accessed via the yard in front of the farmhouse, and provides access through to the livestock buildings from that yard and the farmhouse.

There are no other buildings on the holding.

*Please see below detailed assessment of unsuitability of conversion of stone barn.*

**INITIAL ASSESSMENT of POTENTIAL of / ISSUES with CONVERSION OF STONE BARN FOR RESIDENTIAL DWELLING**

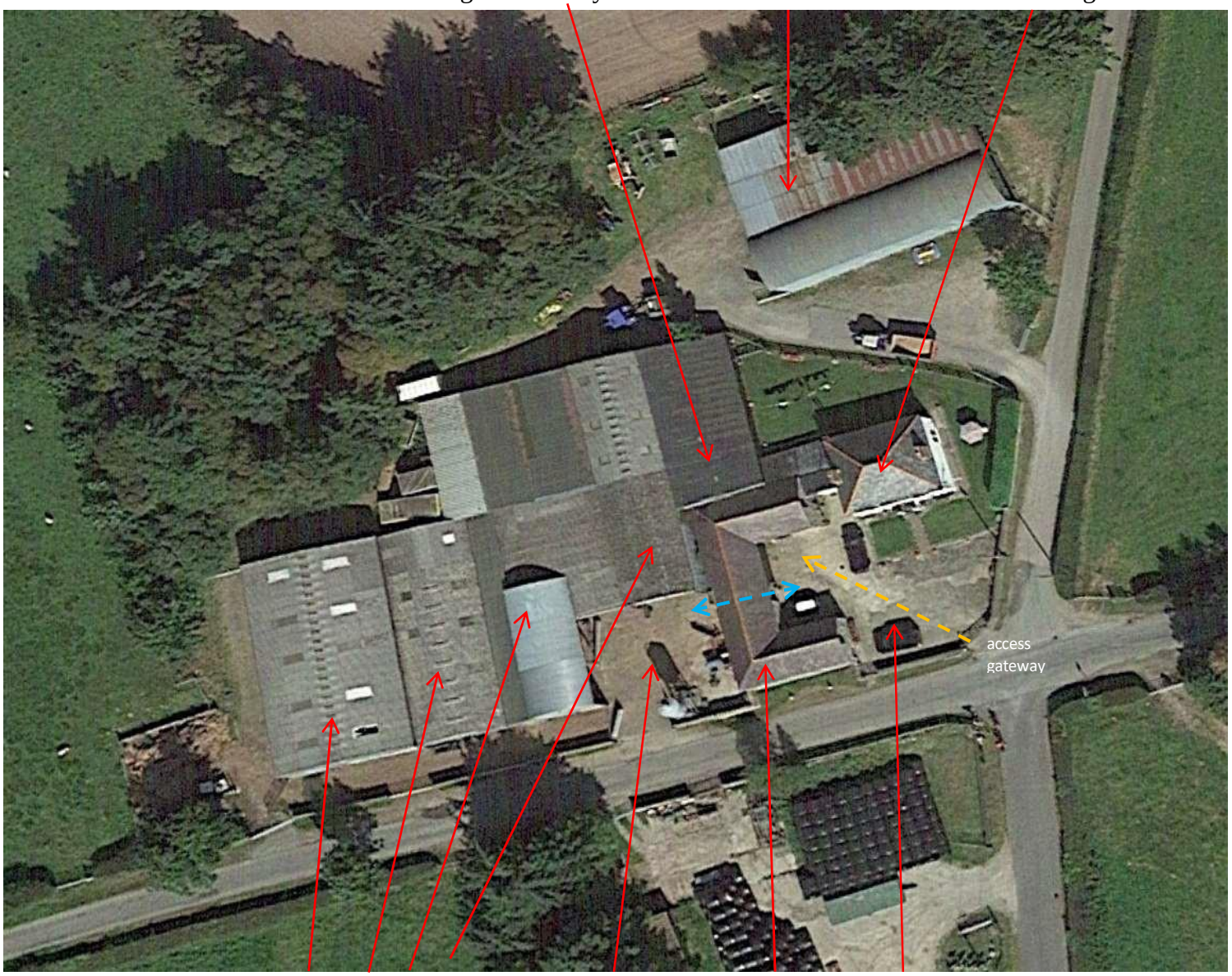



**Access to Workshop**

**Access route through Barn from Front Yard to Livestock Yard and Main Sheds**

Livestock Yard – used for bringing cattle and sheep in & out of and moving them between the Livestock Sheds**.** Bobcat and straw chopper operations for feeding of livestock & cleaning out of Sheds
Feed silo in the yard and silage bale storage area opposite across road

The Front Yard provides sufficient parking for the existing farmhouse dwelling and visitors to the farm (e.g. veterinary & farm reps) to park and turn to leave in forward direction through existing corner gateway. Access is required across the yard to the Farm Workshop.




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FRONT - access gateway to Front Yard parking and turning for main Farmhouse and access to Farm Workshop

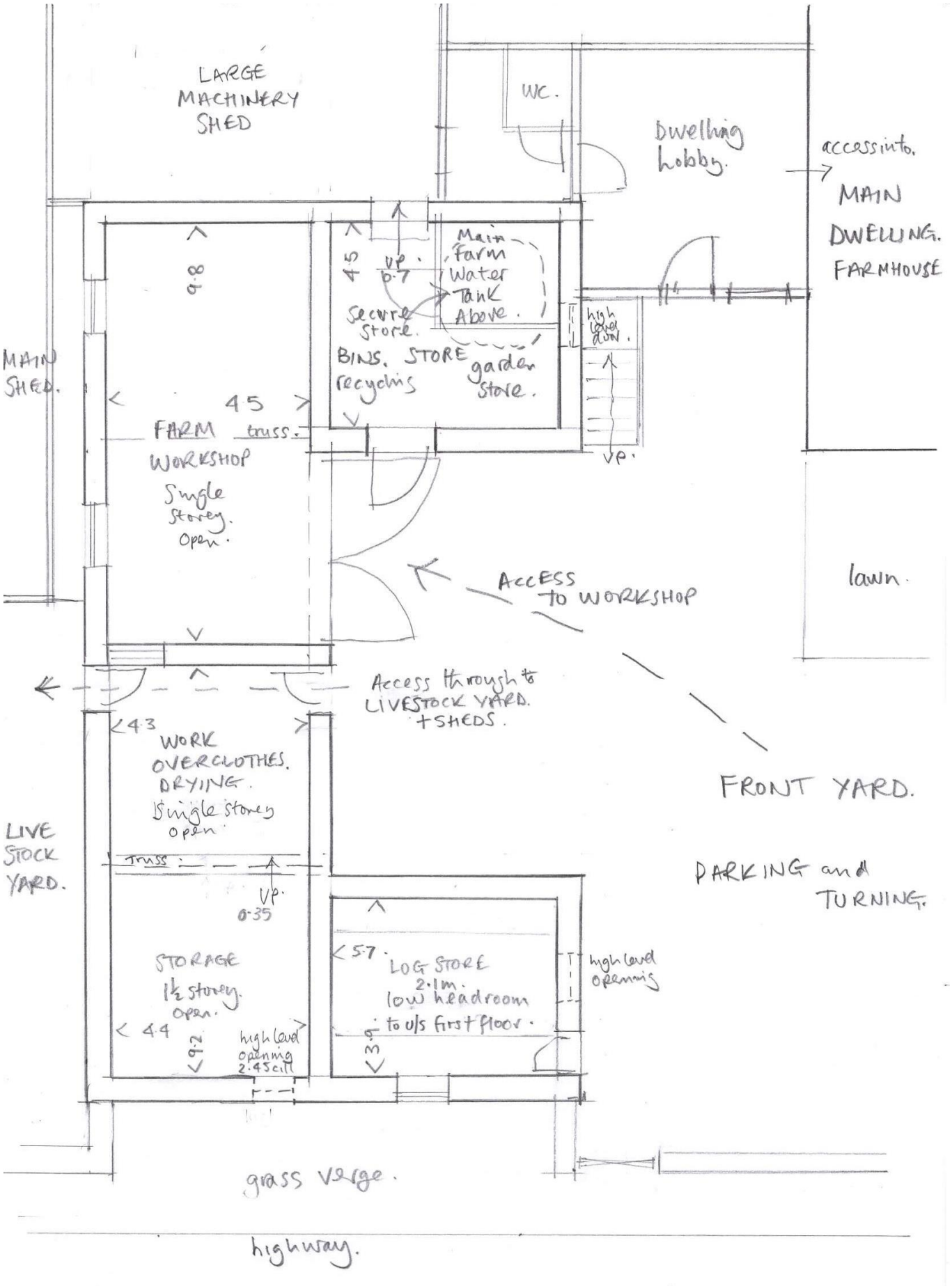



REAR – Main Livestock Shed and Livestock Yard directly abutting rear of Barn

Livestock Yard – used for bringing cattle and sheep in & out of Sheds and moving them between the sheds**.**

Bobcat and straw chopper operations for feeding of livestock & cleaning out of Sheds Feed silo in the yard and silage bale storage area opposite across road
Doorway to access route through Barn from Livestock Yard and Main Sheds through to Front Yard

**STONE BARN PLAN** – CURRENT USE



**CURRENT USE**

**REAR HALF** – approx 69sqm internal
Single Storey – open to roof
Abutted on two faces by main Livestock Shed and Large Machinery Shed

FARM WORKSHOP
- for on-site repairs of farm machinery and equipment.
- Storage of small machinery e.g. chain saws, compressor, jet washer, generator etc. and quad bike
- Secure building accessed via Front Yard visible from Farmhouse for security monitoring and deterrence – increasing theft of farm machinery equipment
- Ancillary use for Main Dwelling – vehicle garaging

STORAGE
- Secure Store for licenced controlled sprays / treatments etc. prior to use of land / livestock.
- Water Tanks – main farm water storage tanks for livestock when in buildings mainly over winter.

Frost protection within traditional building vs. open metal sheds - vital during winter at elevated & exposed site location
- Ancillary use for Main Dwelling – bins, recycling, garden equipment

**FRONT HALF -** approx 62sqm internal Part
single story – open to roof.
Part one & half storey – open to roof.
Part has a first floor – low headroom to underside and low eaves roof height above – neither usable habitable height

Front Side directly abuts onto Front Yard – parking for Main Dwelling and access to Farm Workshop

Rear side directly abuts onto Livestock Yard – used for livestock movements and large farm machinery for livestock feeding and welfare

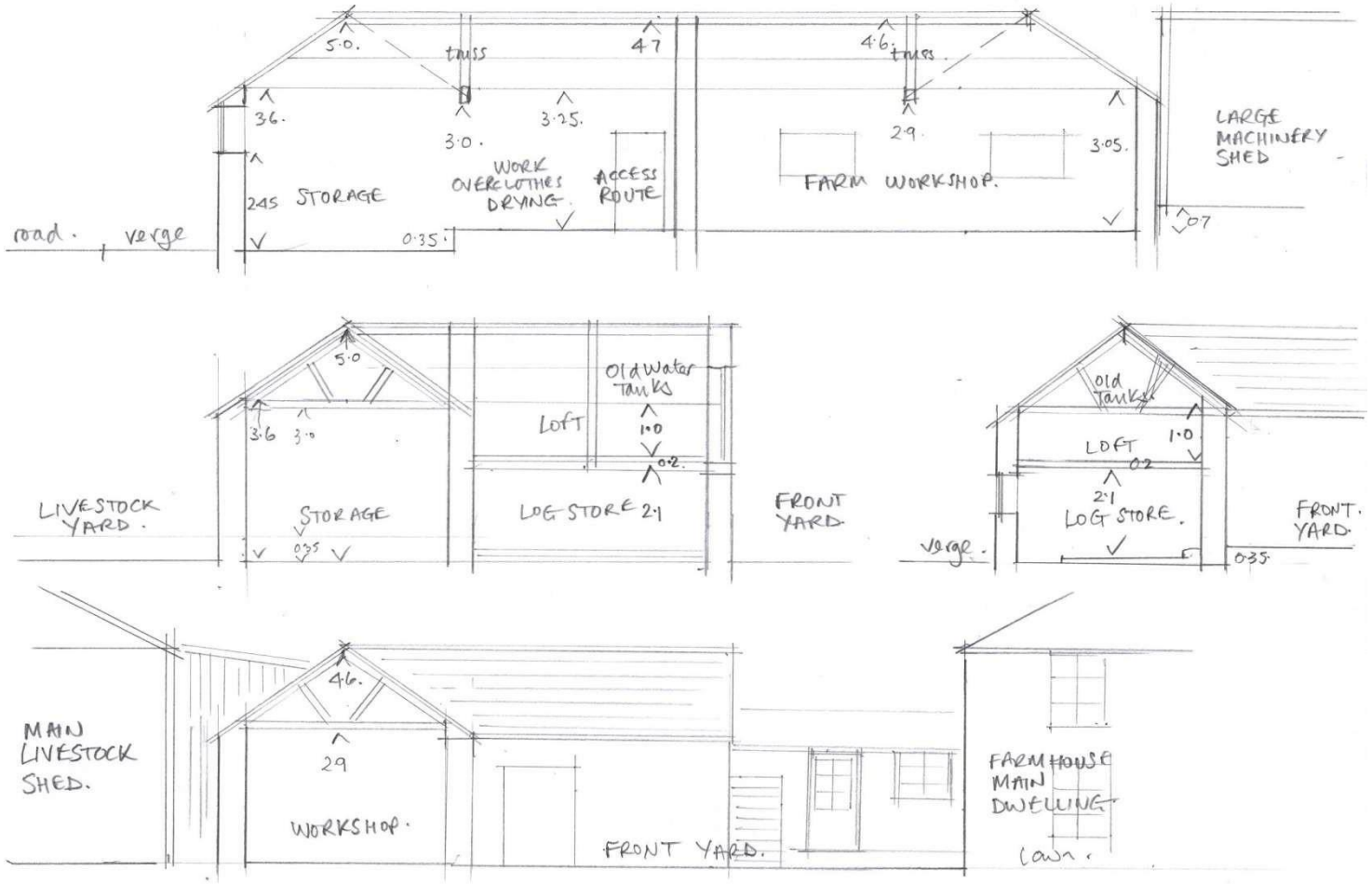
Roadside south elevation directly abuts verge of public highway

ACCESS ROUTE THROUGH TO STOCK YARD – key pedestrian access from main farmhouse through to Livestock Yard and main Livestock Sheds
with
DRYING AREA FOR WORKING OVERCLOTHES – wet waterproof and overalls removed / sprayed down and hung for drying – ready for next use in Livestock Yard & Sheds.

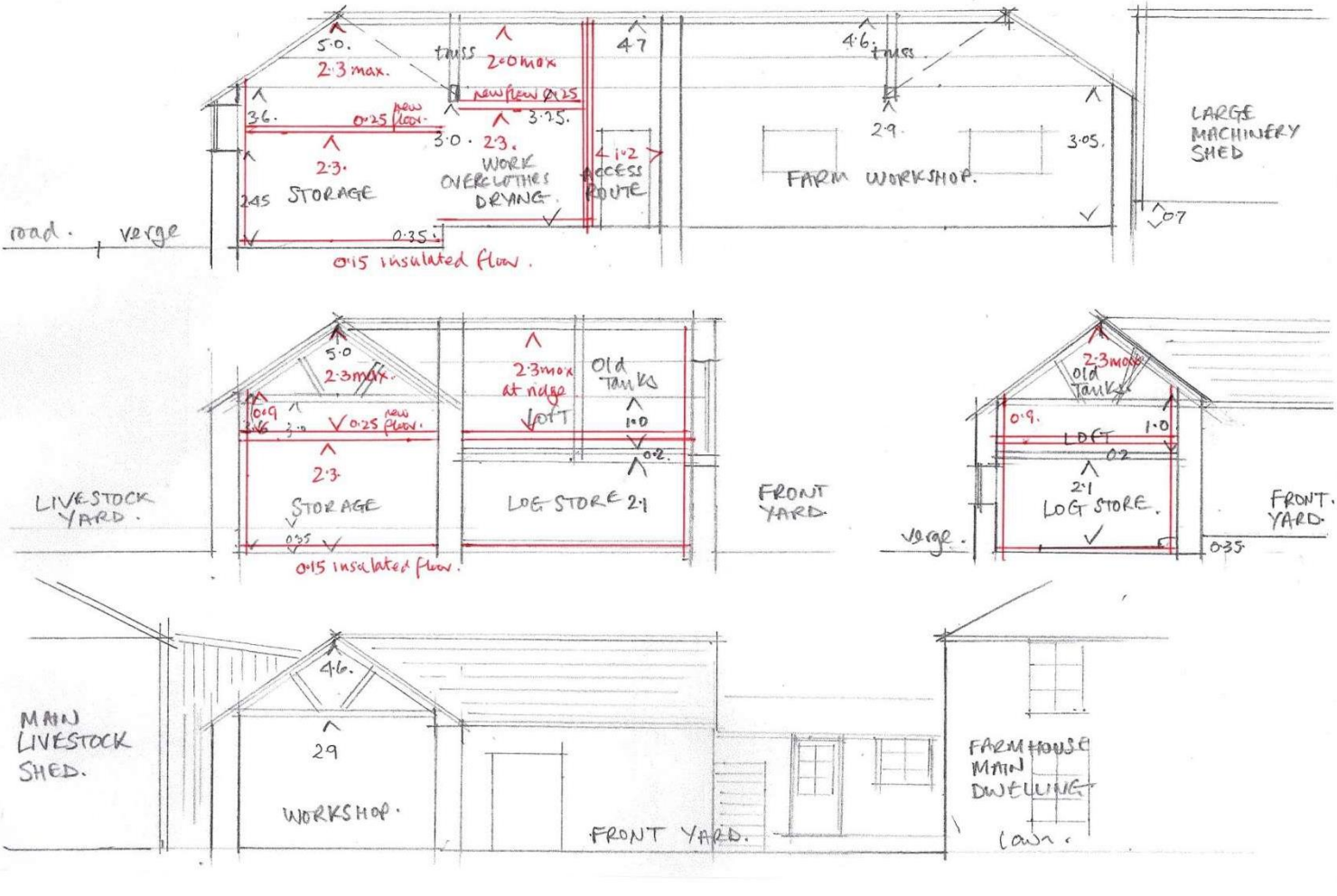
STORAGE OF FARM ANCILLARY SUPPLIES – e.g. livestock treatments and other fluids / chemicals, water pipe & fittings, etc.

LOG STORE FOR MAIN DWELLING – this part has low headroom 2.1m to underside first floor with low 1.0m eaves roof height above – neither usable habitable height

**INTERNAL USABLE HEIGHTS**




The floor levels and roof eaves heights would not allow a full two storey conversion.
With the introduction of new insulated ground floor, and a new first floor giving 2.3m ceiling height on ground floor, the headroom at the central ridge would be maximum 2.3m with only 0.9m at eaves.
This would not give any worthwhile usable first floor area, and any gain in area would be lost by space required for staircase





FRONT YARD - parking and turning for main Farmhouse and access to Farm Workshop
proximity to main Farmhouse dwellinghouse





FRONT YARD access to Farm Workshop and parking & turning proximity to main Farmhouse

dwelling house





Front Half – doorway to Log Store
- Upper door on gable unused

Doorway to access route through Barn
from Front Yard through to Livestock Yard and Main Sheds



Rear Half – metal access doors into Farm Workshop & Metal door to Store

Doorway to access route through Barn
from Front Yard through to Livestock Yard and Main Sheds

Upper door on gable – unused
– main water tanks inside



ROAD FRONTAGE - directly adjacent to public highway
Minimal existing openings - high level 2.45m cill ground floor level 1.4m cill doorways on gable
Insufficient for natural lighting and amenity for residential dwelling



REAR – directly to Livestock Yard elevation Doorway to access route through Barn

ROAD FRONTAGE south Directly adjacent to public highway



REAR – Main Livestock Shed directly abutting Rear Half  Front Half directly abuts Livestock Yard
Doorway to access route through Barn from Livestock Yard
and Main Sheds through to Front Yard

## PLANNING POLICY

**LPG 21 Space around Dwellings**

Private Amenity Space Garden – 3person dwelling minimum 50sqm
As noted above the Barn is directly abutted by Livestock Yard and Sheds at rear, Front Yard at front, and the Public Highway
There is no usable external space adjacent to the Stone Barn to accommodate safe and private quiet enjoyment, play or amenity required for a dwellinghouse

Privacy –
The Stone Barn directly abuts the Public Highway on south elevation.
Any windows (in existing or new openings) on that elevation would be subject to privacy issues from passing pedestrians, cyclists and vehicles.

The existing Farmhouse dwelling has habitable room windows facing the Front Yard
Whilst no existing door or window openings in the Stone Barn directly face the Farmhouse it is in very close proximity.

Conversion of the Stone Barn to a dwellinghouse (with associated parking etc.) could have an impact on the amenity and privacy of the existing Farmhouse

**LPG16 Parking Standards**

2bedroom dwelling = 2 car spaces required in addition to existing parking
The Front Yard provides sufficient parking for the existing farmhouse dwelling and visitors to the farm (e.g. veterinary & farm reps) to park and turn to leave in forward direction through existing corner gateway. Access is also required to the Farm Workshop.
An additional two cars using the yard would make this all very difficult

**LPG 13 Converting Rural Buildings**

New Openings – there are insufficient existing openings (number and size and position) to provide the necessary light and amenity for a full time residential dwelling.
Alterations to Structure –
As noted above the introduction of a new first floor would not give any worthwhile usable first floor area It would also require modification of existing roof trusses and removal of the existing first floor in the Log Store; and also subdivide the internal full height space.

## CONCLUSION

Due to the position and direct proximity of the Stone Barn to the operational farm buildings, livestock yard, existing Farmhouse dwelling and parking, and the public highway it is not possible to provide the necessary safe and quiet amenity and privacy required for a residential dwelling – contrary to LPG 21

The Rear Half of the Stone Barn is abutted on two sides by large livestock and machinery sheds which renders it unsuitable for conversion to residential

The operational pedestrian route needs to be maintained from Front Yard to Livestock Yard and Sheds through the Stone Barn.

The remainder of the Front Half after insulation lining of all external walls would be approx 50sqm ground floor. That would be insufficient for a modern 2bedroom family dwelling – particularly for agricultural workers requiring ‘dirty wet’ utility entrance lobby to remove work clothes and boots before entering any habitable space
The introduction of a new first floor would not give any worthwhile additional usable first floor area.

Insufficient openings exist in the elevations to allow adequate windows for natural lighting without additional openings being made in the walls - contrary to LPG 13 **ADS/MCA 26/08/2024**

## *Dwelling Required*

The required dwelling would be expected to be a 2 bedroom bungalow amounting to approximately 110m$^2$ floorspace, with 'dirty wet' utility entrance for farmworker, and garage.

This would allow for good-sized living accommodation, with the opportunity for the intended residents to start a family.

## *Siting*

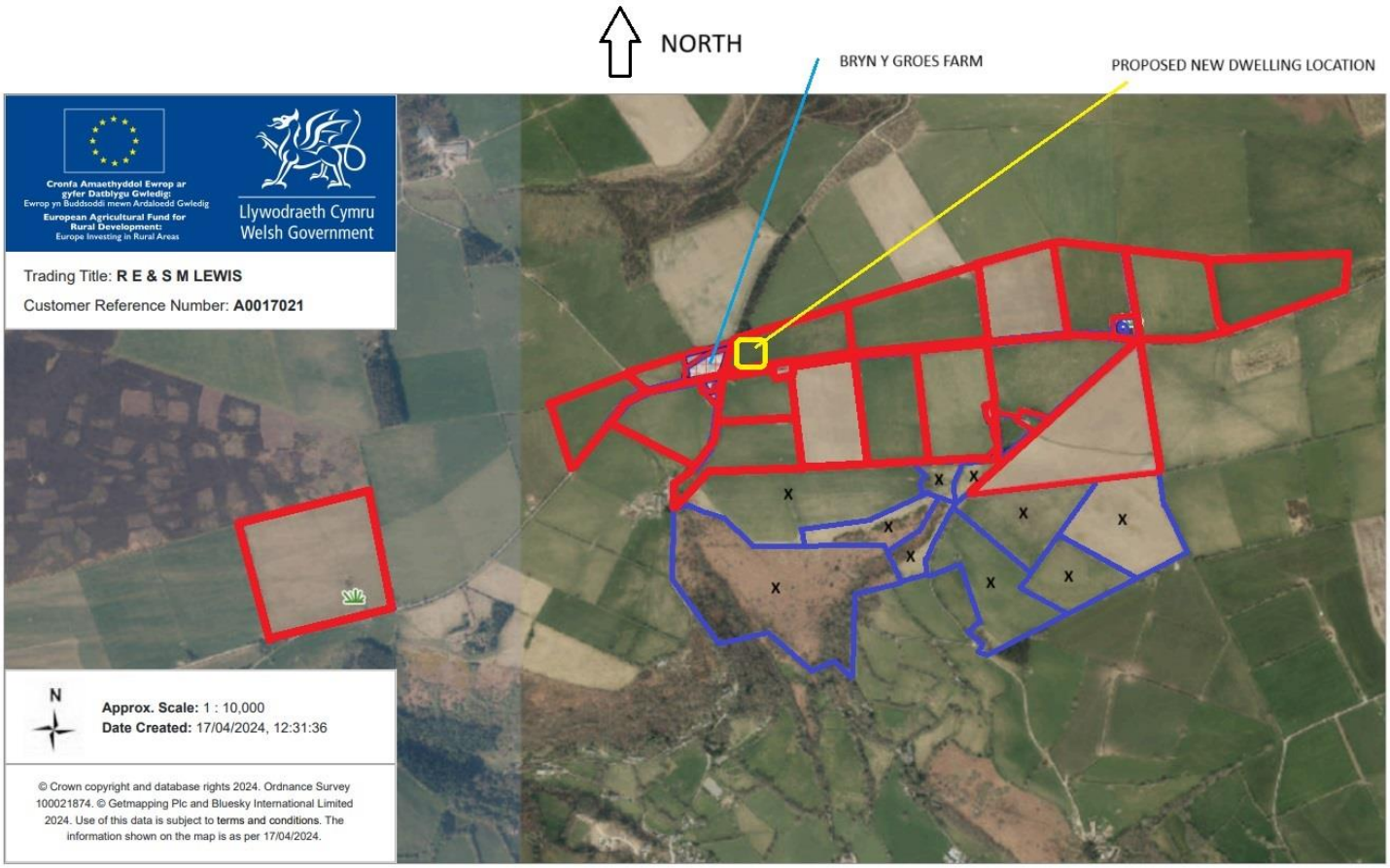
The intended site for the proposed dwelling is directly next to the main farm complex, only separated by Allt y Badi lane, allowing direct access on foot to all the farm buildings from the new dwelling.

Visually it will sit alongside the existing buildings forming part of the farm group, so will not be isolated or prominent.

Behind, to the north, is a wooded area providing a backdrop from south / screening from the north.

Access would be direct from the public highway 'Allt y Badi' at the side of the site.

The proposed siting for the new dwelling is highlighted in the **yellow box** below.




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